

DEMOLITION

Design Guidelines

Introduction

Unless the City has determined that it poses an imminent threat to life or property, do not demolish any historic structure or part of a historic structure that contributes to the integrity of any historic district, or any individual landmark or part of an individual landmark.

Demolition by Neglect

The deteriorated condition of a historic building attributable to the owner's failure to provide proper maintenance over an extended period of time will not be considered a mitigating circumstance in evaluations of economic hardship. Hardship that is attributable to a building's being allowed to deteriorate will be considered self-imposed; restoration costs incurred to remediate such neglect will not be considered.

DE1 Do not demolish existing non-contributing buildings and additions in a manner that will threaten the integrity of existing contributing structures.

DE2 Do take steps to assure the integrity of a wall exposed to the elements by the removal of a non-historic addition.

DE3 Do remove non-historic interior finishes such as plaster, drywall, or paneling that may be exposed as a result of the removal of non-historic additions.

DE4 Do infill non-historic openings in historic walls, exposed as a result of the removal of the non-historic finishes.

DE5 Do landscape areas that are left vacant as the result of removals of non-contributing buildings and additions. Topography should be made consistent with that of adjacent properties. The slope and grades of land left vacant after demolition should continue and be consistent with those features on adjacent properties.

DE6 Do take measures to reestablish the street wall after demolition through the use of low fences, walls, and/or vegetation.

DE7 Where demolition of a contributing structure is approved, documentation of the structure shall be required and shall include:

- A) Measured floor plans for the first and each additional story, and drawings of exterior elevations showing views of the front and one side. These drawings shall be drawn at the standard architectural scale of 1/4 or 1/8 inch per foot. Measurements should be accurate to the nearest 1/4 inch and should indicate rough openings. Representative examples of original trim and other finish details shall also be measured. Drawing shall be on acid free paper and indicated original vs. added construction. Historic (pre-1946) additions shall be shown by dashed lines for exterior walls only.
- B) Black and white 35 mm photographs showing: the physical relationship to surrounding resources (streetscape); each façade; typical exterior details (e.g. moldings, brackets, rafter ends, brick patterns); typical interior details (e.g. door/window surrounds, staircases, mantels); typical construction details where visible; exterior landscape features and outbuildings. A contact sheet shall be printed from the negatives on archival paper and submitted along with the negatives to the Metro Landmarks Staff.